



MIAMI-DADE COUNTY REGULATORY AND ECONOMIC  
RESOURCES DEPARTMENT  
Building Support Section  
11805 S.W. 26 Street (Coral Way), Room 230  
Miami, FL 33175-2474  
Phone: (786) 315-2424  
Fax: (786) 315-2548

Date: 2/3/2016

COC OFFICIAL USE ONLY

**NOTICE OF HEARING DECISION  
AND ORDER OF MIAMI-DADE COUNTY  
UNSAFE STRUCTURES APPEAL PANEL**

**PLEASE NOTE: FOR FULL INFORMATION CONCERNING THE DECISION PLEASE READ THIS DOCUMENT IN ITS ENTIRETY**

DAVID GONZALES &W  
VICKIE C LUCAS  
29707 SW 158TH PL

HOMESTEAD FL 33033-3466

Re: **29707 SW 158 PL**

Legal Description: **GREENWOOD VILLAS PB 126-60 LOT 2 BLK 1 LOT SIZE 3408 SQ FT & INT IN COMMON AREA OR 16313-0209 0394 1**

USP No.: **DC20150173287U**

The Unsafe Structures Appeal Panel action on **(A) CBS DWELLING (B) 6FT WOOD FENCE** located at the above address is as follows:

At its meeting on **2/3/2016**, the Unsafe Structures Appeal Panel ordered that:

**The completion or repair(s) of the following structure(s) shall be completed within the days as specified below after obtaining the permit. Completion shall be evidenced by a final inspection approval on the building permit(s) obtained.**

STRUCTURE	ORDER TO COMPLETE REPAIRS - NUMBER OF DAYS TO COMPLY
<b>A</b>	120 DAYS
<b>B</b>	120 DAYS

The property owners have granted consent allowing Regulatory and Economic Resources Department staff access to the property for the purpose of performing compliance inspections while this case remains active.

Except as otherwise specified above, the timeframes to comply will commence from the date of the Hearing at which the Appeal Panel issued this Order. Please also note that all time frames mentioned are in calendar days.

**IF ANY OF THE ABOVE ORDER(S) ARE NOT COMPLIED WITH, SAID STRUCTURE(S) SHALL BE DEMOLISHED BY THE ENFORCING MUNICIPALITY AS SOON AS POSSIBLE.**

Miami-Dade County Regulatory and Economic Resources Department Unsafe Structure Case Number = 20150173287, Total Structures = -1

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In accordance with Section 8-5(n) of the Code of Miami-Dade County, any owner or authorized representative may seek an extension of the timeframes set forth in an Order of the Unsafe Structures Appeal Panel. Such request for a hearing to seek an extension must be in writing, directed to the Secretary of the Unsafe Structures Appeal Panel. The written request for extension must be received by the Secretary of the Appeal Panel prior to the deadline specified in the order. For example, in the event the Appeal Panel Order states that a permit must be obtained within a specified period, the request for extension of the deadline to obtain the permit must be received prior to the expiration of that specified period. If the same order provides a deadline for completion of the structure, the request for the extension for the deadline of completion must be received prior to the deadline for completion, provide that the applicant has complied with the permit deadline. In no event may the Appeal Panel grant more than one extension of time for each initial order.

To obtain an extension, the owner or applicant must demonstrate to the reasonable satisfaction of the Appeal Panel that the structure that is the subject of the Order is secure at the time the extension is sought and that the owner or applicant has made a good faith attempt to comply with the Order which has been impeded by changed circumstances or other circumstances outside of the owner or applicant's control. As a further condition of the extension, the owner or applicant must submit in writing, together with the petition for an extension, a written timetable for compliance with the substantive provisions of the Order and for completion of all necessary repairs. The Appeal Panel will limit its consideration of the petition to deciding whether the grounds for an extension have been satisfied.

The Unsafe Structures Appeal Panel also ordered that, if compliance is not obtained within the time periods stipulated above, then the Building Official is further instructed to proceed in accordance with Section 8-5 of the Code of Miami-Dade County. There will be no further notices or communication from the Unsafe Structures Appeal Panel regarding this case. **This document is recorded by the Building Official with the Clerk of the Circuit Court. This recording will constitute constructive notice to all concerned, as well as any subsequent purchasers, that a decision has been rendered by the Unsafe Structures Appeal Panel on the above referenced property.**

Repair or demolition permits, for property located at the above address must be obtained from the **Unincorporated Miami-Dade County Regulatory and Economic Resources Department, UNSAFE STRUCTURES UNIT, 11805 S.W. 26 Street, Miami, FL. 33175, (786) 315-2424. Please call this office before coming in for a permit or for further information on this matter.**

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The Unsafe Structures Appeal Panel is Quasi-Judicial. The decision and specified compliance date(s) are final and binding. Any person aggrieved by a decision of the Unsafe Structures Appeal Panel may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure as indicated in Section 8-5 of the Code of Miami-Dade County.

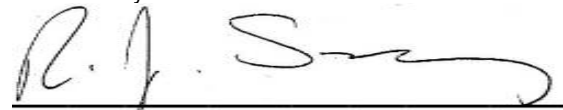
Respectfully,

  
**RAFAEL A. RODRIGUEZ**, Chairperson  
 Unsafe Structures Appeal Panel

Motion Made by:

  
**ALFREDO BARED**, Panel Member

Seconded by:

  
**ROBERTO SUAREZ**, Panel Member

cc: Known Interested Parties: See Attached Exhibit A

Seal



This instrument was prepared by:  
**JENNIFER MALCOLM**  
 Miami-Dade County  
 Regulatory & Economic Resources Dept.  
 11005 S.W. 26 St, Room 218  
 Miami, Florida 33175-3474

INTERESTED PARTIES 2/3/2016  
 DAVID GONZALES & W  
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**EXHIBIT A**

**Interested Parties Attachment**

Known Interested Parties for Case Number: 20150173287 as of 12/29/2015

ITEM	NAME	CARE OF	ADDRESS
1	US BANK NATIONAL ASSOCIATION, TRUSTEE	C/O OCWEN LOAN SERVICING, LLC	1661 WORTHINGTON RD STE 100 WEST PALM BEACH , FL 33409-0000 USA
2	STATE OF FLORIDA ATTORNEY'S OFFICE		100 S BISCAYNE BLVD STE 100 MIAMI, FL 33131-0000 USA
3	OCWEN LOAN SERVICING LLC #10300 (217)		1 FIRST AMERICAN WAY DFW 5-4 WESTLAKE, TX 76262-0000 USA

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